AFTER RECORDING RETURN TO:
Old Republic Title Akron
530 South Main Street
Akron, OH 44311
File No. 01-25003516-MS

Karen Johnson Davidson County
Batch# 1247621 DEEDQC
03/14/2025 03:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20250314-0019184

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 162010C11100C0

QUITCLAIM DEED

This is a Quitclaim Deed given for no monetary consideration and pursuant to T.C.A. 67-4-409(a)(1)(D) no transfer tax is due.

THIS DEED made and entered into on this 3rd day of March, 2025, by and between **Sarah E. Massey, an unmarried woman,** residing at 455 Hickory Glade Dr., Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Sarah E. Massey, an unmarried person, and Gara Abdullah, an unmarried person,** residing at 455 Hickory Glade Dr., Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest and claim which the said Grantor has in and to the following described parcel of land, and improvements and appurtenances thereto, located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 455 Hickory Glade Dr., Antioch, TN 37013

Being the same property conveyed to the Grantor(s) in a Deed recorded on 10/07/2016 under Instrument No. 20161007-0106558 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sarah E. Massey

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Sarah E. Massey, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 3rd day of March, 2025.

Notary Public

My Commission expires: 12/27/2027

CAROL B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires 12/27/2027

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

(x) Sarah Massey
Affiant

Print Name: Sarah E. Massey

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn to before me this 3rd day of March, 2025.

Carol B Christian
Notary Public
My Commission Expires: December 27, 2027



Name and address for person(s) responsible for taxes:

SARAH E. MASSEY and GARA ABDULLAH
455 HICKORY GLADE DR.
ANTIOCH, TN 37013

Name and address of property owner:

SARAH E. MASSEY and GARA ABDULLAH
455 HICKORY GLADE DR.
ANTIOCH, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 111 ON THE PLAN OF HICKORY GLADE, PHASE 2, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 6900, PAGE 41, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

Parcel ID: 162010C11100C0

Property commonly known as: 455 Hickory Glade Dr., Antioch, TN 37013

Tennessee Certification of Electronic Document

I, MAURA TAYLOR, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/03/2025 (date of document).

Maura Taylor
Affiant Signature

3/3/2025
Date

State of PA

County of Allegheny

Sworn to and subscribed before me this 3 day of March, 2025.

Janice Kowcheck
Notary's Signature

MY COMMISSION EXPIRES: 10-10-2026

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Janice Kowcheck, Notary Public
Washington County
My commission expires October 10, 2026
Commission number 1427921
Member, Pennsylvania Association of Notaries